

Eau Claire Redevelopment Authority
Minutes
Wednesday, December 21, 2016
Council Chambers, City Hall

Members Present: Mike DeRosa, David Klinkhammer, Thomas Kemp, Jeff Halloin, Dale Peters

Members Absent: Janine Wildenberg, Martin Green

Staff Present: Jenessa Stromberger, Jay Winzenz, Josh Solinger, Audrey Boerner, Mike Schatz, Kyran Hamill, Ray French

1. Call to order. This meeting was called to order by Mr. DeRosa at 7:32 a.m.

Mr. Peters introduced Atty. Stromberger who is sitting in for Mr. Nick at this meeting.

2. Minutes from the meeting of November 16, 2016. The minutes from the meeting of November 16, 2016 were reviewed and a motion to approve was made by Mr. Klinkhammer and seconded by Dr. Kemp. The motion passed.

3. Financial statements. Mr. Solinger presented the financial statements for the month ending November 30, 2016. Operating expenses totaled \$416, which included \$15 for postage and shipping and \$401 for utilities. Acquisition and capital expenses totaled \$6,577. That included \$4,080 for phase II work and environmental sampling and \$2,497 for pre-demolition services from Legend Technical services at 1807 Oxford Avenue.

The financial statements for the month ending November 30, 2016 were reviewed and a motion to approve was made by Mr. Klinkhammer and seconded by Dr. Kemp. The motion passed.

4. Presentation on Cannery District Health Impact Assessment. Mr. Schatz introduced Ms. Boerner from the City/County Health Department. The Board was previously aware of the Health Impact Assessment for the Cannery District, of which Mr. Klinkhammer is representing the Board on a committee.

Ms. Boerner said there is a summary in the packet that reviews the purpose and status of the Health Impact Assessment for the Cannery District. She had last reported to the Board in August 2015 following the receipt of a grant from the Medical College of Wisconsin. The grant was to pilot a Health Impact Assessment, which is a tool to assess how development might impact the health of residents. The Comprehensive Plan updated in 2015 discussed piloting this tool. The focus on the Cannery District was due to the timing of the grant they received and the ramping up for development discussions there.

Ms. Boerner reviewed the organization of the committees, of which there is a project team, comprised of members of the city planning staff, Mayo Clinic Health System, Eau Claire Healthy Communities, and others. There are also two advisory committees comprised of residents, Council members, and others. They began 2016 with a list of 20 possible topics, engaged in a prioritization process, and decided on 5 focus areas for the

Assessment. They are:

- Parks & Trails
- Social Cohesion
- Safety/Crime
- Transportation/Access
- Housing

She advised that the Assessment looks at both the positive and negative health impacts from the development. The groups are looking at research, best practices, other communities' examples, and how we can optimize development in those areas. They are exploring how to maximize positive health impacts and minimize negative health impacts.

The advisory committees will be reconvening in early 2017 to review possible recommendations. While not binding, they will be recommendations to optimize the development. Ms. Boerner also stated that as the community grows, they hope to be able to continue to do this further.

Mr. Klinkhammer commended the job of Ms. Boerner in leading this process. The assessment will be helpful in refining decisions so that the built environment has a positive impact on the residents and community. Ms. Boerner stated they will be back with a final report by the middle of 2017.

5. Presentation of the Cannery District 3-D model for marketing purposes. Mr. Schatz reviewed the second phase of Cannery District planning. He introduced and thanked Mr. Bruce King from the Realtors Association of Northwestern Wisconsin, whose grant funded this second phase. He then introduced Mr. Johnson from Ayres Associates.

Mr. Johnson said there was clear direction from the Board to come back with a tool for marketing and encourage development. He said they also wanted to set the tone for discussion and not drive development. Included in the presentation are placeholders for buildings in a so-called building massing study. The process began with an evaluation of sites within the district and a community briefing at the Lazy Monk. They reviewed current imagery of the sites and identified development areas. With assistance of Chris Silewski, their animator, they put together images to show the potential of the site. Existing buildings for The Brewing Projekt, the Eau Claire Children's Theatre, and Kwik Trip and placeholder buildings' massing were included in the plan. The first images showed Madison Street to Platt Street.

Platt Street to Maple Street is about 9.5 acres of open space and the images showed how that area might change. It gives scale of what the space is and potential massing to set the tone for the heights of the buildings. A flyover animation of the District was also shown.

Mr. Johnson continued with the North Redevelopment Area and showed the neighboring Kessler neighborhood park and Kessler Bowl. The parks are brought into the District park areas and replaced with higher density housing, such as a grouping of townhomes. He advised the two areas have a similar design and should function the same.

Mr. Johnson continued with Cannery Park, Maple Street to the North. A North Park flyover was shown. It includes open space, mixed use space, trails that hug the side of the bank and connect to the uses of the park, similar to Owen Park. There are numerous overlooks of the river, a multi-use field, Kubb courts, a shelter, and off-street parking. He next showed the South Park flyover. This area features more group-based activities, related to the high density housing and engages the community. He advised that the large structure shown is a possible partnership between a group and the City for a curling facility. It also includes a performance area, sledding hill, and fitness and yoga group area.

Mr. Johnson concluded with an overview of the project. He will be preparing a summary report and will work with Mr. Schatz so that he has tools for working with developers. He also reviewed the objectives of the grant from the Realtors Association. They include (1) taking advantage of compact building design, which is evident in the north area; (2) create a range of housing opportunities, which plays in well with the neighborhood; (3) creating a walkable neighborhood; (4) foster distractive and attractive communities with a strong sense of place; (5) strengthen and direct development toward the existing community; (6) looking at transportation choices, which will come later with road development; and (7) encourage community and stakeholder collaboration. He believes this package meets the goals and objectives of the project.

Dr. Kemp thanked everyone involved and said he loved the animations. Mr. Halloin thanked the realtors and thinks the plan solved problems artfully. He liked the blended neighborhood and community parks, and the merged housing densities. Mr. Halloin also emphasized the public benefit of the redevelopment of the Cannery District, and added that the package makes it easy to see why the City would invest in it. Mr. Peters expressed his appreciation to Mr. King for funding for the project and to Mr. Johnson for the work. He added that the City has formed a staff team to look at this project and put in place phased approaches for how to complete the infrastructure improvements. Continued planning will be a coordinated effort between the City and Board.

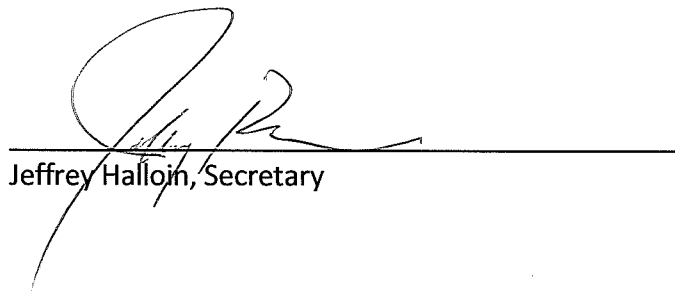
Mr. Schatz added that he is very pleased to have this tool and that once people see activity on the bike trail that it will be a good time to talk with developers. Mr. Klinkhammer asked Ms. Boerner if anything jumped out to her based on the presentation. Ms. Boerner said that Mr. Johnson has been involved in one of the committees and has shared how the plans have evolved. She thinks that the plan has a lot of elements that support social cohesion, which is a focus area of the Assessment.

6. Executive Director's Report. Mr. Schatz reported that staff continues to get background information for 1807 Oxford Avenue. The environmental report is received and staff has gone out for bids to see the cost of remediation.

Mr. Schatz also updated the Board regarding the proposal from Mr. Schaefer regarding his proposal for Block 7. He indicated that there was a meeting last week, led by Associate Planner Ned Noel and that Mr. Schaefer attended, for potential vendors in the public market to see if there is any interest in the bottom floor of the proposed building. Both projects remain active and hopefully will be back to the Board at a later date.

7. Announcements, directions and correspondence. Mr. Peters reported that, weather cooperating, the ice skating rink on the Liner Site will be open soon. Mr. DeRosa said the next meeting will be January 18.

The meeting was adjourned at 8:02am.



Jeffrey Halloin, Secretary